Owner	Planning and Sustainability
Implementation	16 October 2022
Next Review	16 October 2029

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Application and Purpose

This policy applies to all planning proposals that affect or are affected by natural wetlands.

The policy clearly articulates Council's position on wetland protection and management in the context of planning proposals, and is to be considered by applicants, Administration, and Council in the design, assessment, and determination of:

- Scheme amendments
- Structure plans
- Detailed area plans
- Subdivision applications
- Development applications

Objective

To ensure development within the City of Wanneroo appropriately protects and manages the environmental attributes of wetlands.

To ensure development within the City of Wanneroo recognises the value and benefit of wetlands to the local environment and community.

Structure

The policy is divided into three parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: General Policy Provisions, which includes general requirements that apply to all planning proposals.
- Part 3: Planning Proposals, which provides specific requirements that relate to particular planning proposals.

Schedule 1 provides a list of supporting information required to support specific planning proposals. Schedules 2 and 3 provide visual representation of specific wetland buffer and public open space allocation concepts discussed in Sections 7 and 8. Schedule 4 provides further detail on wetland identification and re-evaluation processes.

PART 2 – POLICY PROVISIONS

1. Definitions

1.1. Wetlands are defined as areas of seasonally, intermittently or permanently waterlogged or inundated land whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary.

1.2. Artificial wetlands and waterbodies are excluded from the definition of wetlands.

1.3. A wetland buffer is the designated area adjoining a wetland that is managed to protect the wetlands ecosystems health.

1.4. The wetland management category is assigned to a wetland based on an evaluation of its attributes, functions and values. It provides guidance on the nature of management and protection the wetland should be afforded.

2. Wetland Retention

2.1. Wetlands identified as having a high conservation significance as defined by the EPA Guidance Statement No.33 shall be retained in all planning proposals.

2.2. Other wetlands shall be retained and protected in accordance with the management category of the particular wetland.

2.3. The Management Category of wetlands shall be defined by the Geomorphic Wetlands Swan Coastal Plain dataset, as developed and updated by the Department of Environment and Conservation.

2.4. Table 1 sets out the requirements for the retention of wetlands, based on their management category.

Table 1: Management Categories and required retention

Management Category	General Description	Retention Requirements
Conservation	Wetlands support a high level of ecological attributes and functions.	Must be retained in all development or subdivision proposals.

Resource Enhancement	Wetlands that may have been partially modified but still support substantial ecological attributes and functions.	Must be retained in all development or subdivision proposals unless it is demonstrated that limited ecological value will be retained through retention and protection of the wetland; **and** restoration of ecological value is cost prohibitive and the area would provide for limited community appreciation.
Multiple Use	Wetlands with few important ecological attributes and functions remaining.	Shall be retained as part of stormwater management practices where possible.

3. Wetland Mapping Modification

3.1. Landowners are entitled to apply to the Department of Biodiversity Conservation and Attractions (DBCA) to modify the mapping for a wetland's boundary, classification, or management category, by submitting the documentation as described in the DBCA's *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset* (Schedule 4-2).

PART 3 – PLANNING PROPOSALS

Development Applications

4. Separation distance from proposed development or use

4.1. An appropriate separation distance between the wetland and the proposed development or use shall be required; the width of the separation distance is dependant on the threat posed by the proposed development or use on the environmental values of the wetland.

4.2. "Water Quality Protection Notes" developed by the Department of Water for high-impact uses, including market gardens, orchards, stables, keeping of stock, or other uses as considered appropriate by the City, shall be considered in the determination of appropriate separation distances.

4.3. Determination of a managed wetland buffer may be required, in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission, where the City considers a proposal poses a threat to the values of a wetland.

5. Conditions of Management

5.1. Specific measures to manage wetlands may be required by the City as a condition of planning approval where impacts on the wetland can be reasonably anticipated due to the nature of the proposed use or development.

5.2. Standard conditions for wetland management, commensurate with the threat to the wetland from the proposed development, may include, but are not limited to the following:

- Preparation of a wetland management plan;
- Preparation of a nutrient and irrigation management plan;
- Fencing of stock;
- Development of stock management plan;
- Ecological values assessment;
- Rehabilitation management plan;
- Wetland buffer study.

6. Supporting Information

6.1. An applicant shall provide the necessary information identified under Column – E of Schedule 1 before the City will determine a development application.

Structure Plans, Detailed Area Plans, and Subdivisions

7. Wetland Confirmation

7.1. Site specific investigation and consultation with the DBCA to ground-truth and confirm the wetland boundary, classification and management category shall be provided to support local structure planning.

7.2. Further survey work may be required to support subdivision if, in the opinion of the City, the current condition of the wetland is inconsistent with its current classification and management category.

8. Wetland Buffers

8.1. Wetland buffers are required to be determined, protected, and managed for all wetlands to be protected.
Natural condition

8.2. Where the wetland and associated buffer are in natural condition, appropriate natural-state wetland buffers shall be determined for conservation category and resource enhancement wetlands in accordance with guidelines prepared by the Western Australian Planning Commission and the DBCA.

8.3. A generic minimum 50-metre natural-state wetland buffer, as recommended by WRC (2001), shall **not** be accepted as a sufficient buffer; the process of 8.2 shall be followed to determine the appropriate buffer.

Degraded condition

8.4. A compatible-use wetland buffer may be accepted, where consistent with the principles of wetland buffer guidelines developed and adopted by the Western Australian Planning Commission where:

- Upland vegetation associated with the wetland is in a completely degraded state;
- The proposal demonstrates no threat to the wetland's values; and
- The proposal results in an overall environmental enhancement compared to traditional wetland buffer treatments.

8.5. A compatible-use wetland buffer shall provide sufficient separation of development from a wetland boundary and identify, protect and manage the wetland ecological function, however will allow low-impact uses within the buffer area, including:

- Water sensitive urban design techniques;
- Appropriate recreational facilities;
- Amenity landscaping; and
- Other low-impact uses as determined appropriate by the City in consideration of the advice of the DBCA.

8.6. "Sufficient separation of development" shall be determined by the City on a site-specific basis, consistent with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.

8.7. A proposal for a compatible-use wetland buffer shall be supported by:

a. Analysis of the threats posed by the proposed land use to the values of the wetland in the context of the existing condition of the subject land and wetland;
b. A concept plan showing the location of compatible uses to be included within the buffer area, and those areas to be rehabilitated;
c. Management plans to manage any threats identified in a), including as relevant but not limited to:
    - Midge management plans;
    - Fertiliser and irrigation management plans;
    - A stormwater management strategy within a Local or Urban Water Management Strategy/Plan demonstrating:
        - Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;
        - Attenuation of peak flows to pre-clearing levels; and
        - The use of appropriate water sensitive urban design structural controls to achieve design criteria.
d. Other information as required by the wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.

8.8. An example concept plan for a compatible-use buffer is shown in Schedule 2.

9. Public Open Space

9.1. Wetlands and wetland buffers may be included in the 8 percent unrestricted and/or 2 percent restricted public open space allocation as provided by *Liveable Neighbourhoods,* in accordance with Clauses 9.2 through 9.6 below.

Wetlands

9.2. Conservation category and resource enhancement wetlands shall not contribute to public open space allocations.

9.3. Multiple use wetlands may contribute to restricted open space allocations where they form part of a stormwater management strategy.

Wetland Buffers

9.4. Natural wetland buffers may contribute to restricted open space allocations, where management plans are developed to demonstrate management of the wetland and buffer for conservation purposes.

9.5. Compatible-use wetland buffers may contribute to restricted open space allocations where:

- Alternative management techniques demonstrate the protection of the ecological values of the wetland and wetland buffer;
- A concept plan is developed to demonstrate appropriate recreational use of the area; and
- It is deemed by the City to provide for efficient use of land.

9.6. Where wetland buffers form part of public open space in accordance with Clauses 9.4 and 9.5, the wetland buffer area shall receive 100 percent credit up to a maximum of one-fifth of the minimum 10 percent public open space liability.

9.7. An example overall recreational concept, illustrating the above POS allocations, is shown in Schedule 3.

10. Urban Water Management

10.1. If the wetland is identified as conservation category or resource enhancement:

- No flows from up to the one year one hour average recurrent interval rainfall event are to reach the wetland;
- No untreated flows up to the five year average recurrent interval rainfall event are to reach the wetland; and
- Peak flows are to be attenuated to pre-development levels

10.2. Multiple-use wetlands may be used for stormwater detention in accordance with an approved Local Water Management Strategy.

10.3. Proposals for subsurface drainage shall not be supported within the groundwater catchment of a wetland.

11. Wetland and Buffer Acquisition

11.1. Land identified in planning proposals for protection as a wetland or wetland buffer shall be ceded free of cost, unless a developer contribution arrangement is in place for acquisition of that land as a shared cost.

11.2. The cost of developing and implementing wetland management plans and monitoring programs, in accordance with current guidelines developed by the Department of Environment and Conservation, may be included in developer contribution arrangements in accordance with State Planning Policy 3.6: Infrastructure Contributions.

11.3. Local Structure Plans shall identify whether a developer contribution arrangement is to be proposed to include wetlands, wetland buffers, and/or wetland management plans.

12. Supporting Information

An applicant must provide the necessary information identified under Column – B, C, or D as relevant, of Schedule 1 before the City will consider or support a structure plan, detailed area plan, or subdivision application.

Scheme Amendments

13. Landowner-Initiated Planning

13.1. Where a landowner, group of landowners, or their appointed representatives seek to initiate an amendment to the City's operative District Zoning Scheme, then those persons must provide the necessary information and undertake the relevant tasks identified under Column – A of Schedule 1 before the City will consider initiating such.

Schedule 1

REQUIRED SUPPORTING INFORMATION

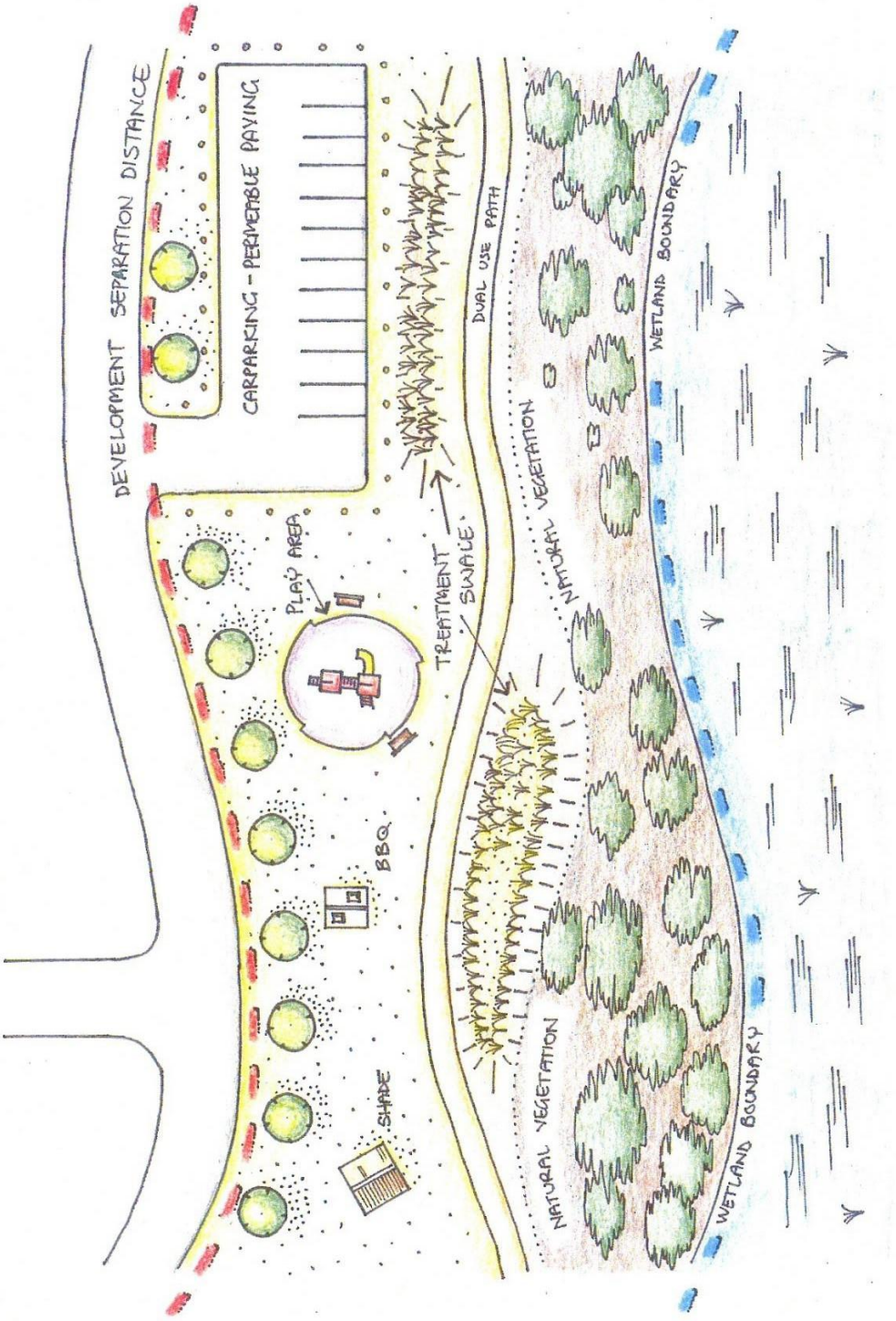
● Minimum information required to support application
○ Information may be required to support application dependant on nature of proposal
⊙ Possible condition of approval

Supporting Information	Planning Proposal				
	A Scheme Amendment	B Local Structure Plan	C Detailed Area Plan	D Subdivision Proposal	E Development Application
Map illustrating the extent and classification of wetland.	●	●	●	●	●
Site-specific investigations to ground truth the boundary of wetlands.	○	○	○	○	
Site-specific investigations and consultation with the DBCA to ground truth and confirm the classification of wetlands.	○	○	○	○	
Wetland buffer study in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.	○	○	○	○	○
Separation distance determination in accordance with relevant Water Quality Protection Notes developed by the Department of Water.	○	○	○	○	○
Compatible-use wetland buffer concept plan supported by analysis of risks to wetland.		○	○	○	
Public Open Space schedule depicting requested allocations for wetlands and buffers.		●	●	●	
Public open space concept strategy (including wetland management and passive recreation).	○	●	●	○	
Development contribution arrangement (if proposed) for land value of wetland, wetland buffer in excess of credited restricted open space liability, wetland management plans and monitoring programs.	○	○			
Wetland management and monitoring plans in accordance with current DBCA guidelines.				⊙	⊙
Midge management plan.		○	○	○⊙	
Nutrient and irrigation management plan.					⊙
Livestock management plan.					⊙
District Water Management Strategy.	○				

Supporting Information	Planning Proposal				
	A Scheme Amendment	B Local Structure Plan	C Detailed Area Plan	D Subdivision Proposal	E Development Application
Local Water Management Strategy.	○	●	○		
Urban Water Management Strategy or other drainage management plan.	○			○⊙	⊙
Ecological values assessment.		●			○
Rehabilitation management plan.		●			○

Schedule 2

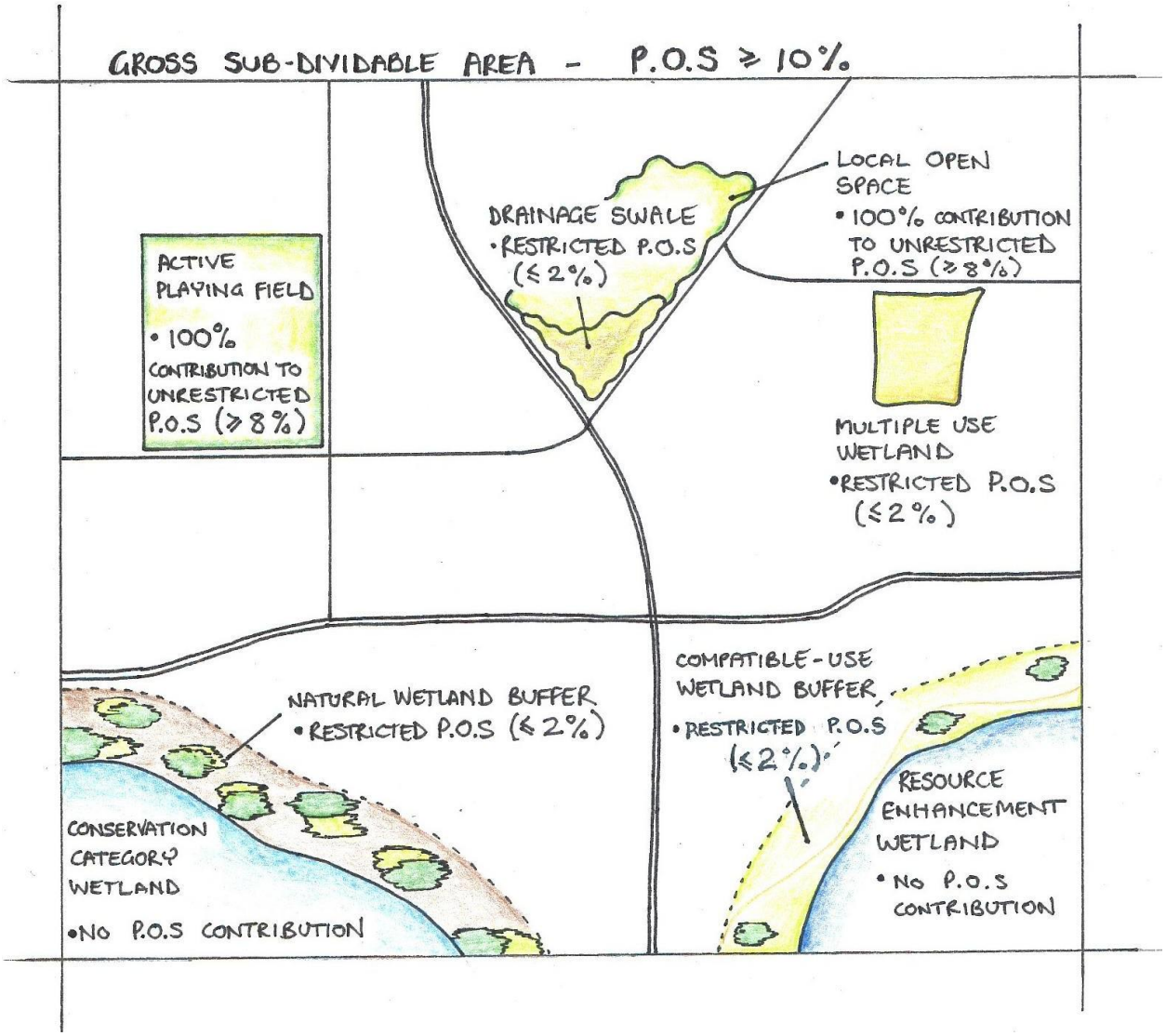
EXAMPLE COMPATIBLE-USE WETLAND BUFFER CONCEPT PLAN



Schedule 2 should be taken as a concept only. Wetland buffer distances, separation distances from development, and potentially acceptable compatible uses will be determined on a case by case basis

Schedule 3

EXAMPLE PUBLIC OPEN SPACE CONCEPT



Schedule 4

EXPLANATORY NOTES – WETLAND IDENTIFICATION AND RE-EVALUATION

1 - Wetland Identification

Wetland types considered under this Policy include:

- Permanently inundated wetlands (lakes);
- Seasonally inundated wetlands (sumplands);
- Intermittently inundated wetlands;
- Seasonally waterlogged wetlands (damplands); and
- Subterranean wetlands

Areas that are permanently or seasonally inundated may be easily recognised as wetlands. It may, however, be more difficult to identify intermittently inundated or seasonally waterlogged areas are categorised as wetlands.

Mapping information is publicly available to facilitate wetland determination through the DBCA.

The City of Wanneroo will provide property specific wetland mapping information to the public on request.

The mapping, including boundary, classification and management category, may be slightly incomplete or is not currently accurate. Further survey work to identify possible wetlands is unlikely to be required for subdivision or development applications.

Subterranean wetlands have not been mapped, however, it would be expected that the presence of subterranean wetlands would be identified during the karst investigations required during structure planning.

2 - Wetland Mapping Modification

Landowners are entitled to propose a mapping modification and reclassification of a wetland's management category, in accordance with the Department of Environment and Conservation's (DEC) *Protocol for proposing modifications to the* Geomorphic Wetlands Swan Coastal Plain *dataset (2007),* which is located at:

www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html

The process involved requires the wetland to be assessed by a qualified environmental consultant and reclassification mapping to be completed in accordance with DEC requirements, and for the DEC to consider the reclassification request. Submission of a request should be made to the DEC prior to proposal submission.

While landowners may propose a wetland reclassification at any time, such a proposal would be most logically submitted in support of a proposed local structure plan or subdivision application.

REVISION HISTORY

Version	Next Review	Record No:
1 June 2010 – PS02-06/10	June 2011	TRIM10/1999
2 September 2018	2022	18/498470[v1]
3 - October 2022	16 October 2026	18/498470[v2]